



# TREE CONSERVATION REPORT

6408 Renaud Road

Tree Conservation Report submitted as Partial  
Requirements for a Site Plan Control and Zoning  
Bylaw Amendment Application, December 6, 2024

Dendron Forestry Services



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**Preliminary Tree Conservation Report**

**Address:** 6408 Renaud Road  
**Date of Report:** December 6, 2024  
**Date of Site Visit:** December 2, 2024  
**Prepared by:** Kevin Myers, RPF, ISA Certified Arborist; [kevin.myers@dendronforestry.ca](mailto:kevin.myers@dendronforestry.ca)  
**Client:** NCTL Homes Inc.  
Carine Toham Ngoy and Adenike Shittu Oreyomi; [nctlhomes@gmail.com](mailto:nctlhomes@gmail.com)

**This Report must be read in its entirety, including the Assumptions and Limiting Conditions.**

**Contents**

Introduction ..... 2  
Methodology..... 2  
Current Vegetation ..... 3  
Proposed development and Tree Protection..... 4  
Tree Planting Recommendations..... 5  
Wildlife Impact..... 5  
Tree Clearing and Migratory Birds ..... 5  
APPENDIX A – Tree Information ..... 6  
APPENDIX B – Photographs ..... 9  
APPENDIX C: Assumptions and Limiting Conditions ..... 12



## Introduction

This Tree Conservation Report has been prepared for NCTL Homes, as partial requirements for a Site Plan Control and Zoning Bylaw Amendment Application submitted to the City of Ottawa. The objectives of this Report are:

- To describe all trees with diameters over 10 cm on the site, recording their species, size, and current health condition. This includes trees on adjacent private property 10 cm or greater in diameter, with critical root zones that extend onto the subject property. It also includes city trees of all sizes that will be impacted by the proposed development.
- To evaluate the impact on the trees by the proposed development and recommend retention or removal based on plans provided

**Note:** this report does not consider engineering requirements on site, as these documents have not been provided at the time of writing this report. Recommendations around tree retention may change as more information becomes available.

## Methodology

The following materials were reviewed as part of this report:

- Survey by Farley, Smith & Denis Surveying Ltd., dated September 9, 2024
- Site plan by Modulink Planning and Design, dated November 13, 2024
- GeoOttawa tree inventory layer and aerial photography
- Google© Street View imagery – various years

A site visit was conducted to collect the following information from each tree classified as protected under the City of Ottawa's Tree Protection By-law No. 2020-340:

- Diameter at breast height (1.3 m from grade)
- Species
- Tree health.



## Current Vegetation

The site is currently occupied by a single dwelling and surrounded by a wooded area. The built lot is raised slightly, and the surrounding area is quite wet. The species noted in the wooded area are the expected species in wet areas, including: red maple (*Acer rubrum*), Poplars (*Populus spp.*), American elm (*Ulmus americana*), grey birch (*Betula populifolia*) and glossy buckthorn (*Frangula alnus*) – an invasive species in Ontario.

No butternut (*Juglans cinerea*) or black ash (*Fraxinus nigra*), both endangered species in Ontario, were discovered on site.

### *Tree Inventory*

Appendix A is information on protected trees in table format. **Table 1** is an inventory of all individual trees and **Table 2** is an inventory of groupings of trees that are protected under City of Ottawa Tree Protection (By-law No. 2020-340). This includes private trees with a diameter at breast height (dbh) of 10 cm or greater, and city-owned trees of all sizes. It also includes trees with a dbh of 10 cm or greater on adjacent properties whose Critical Root Zone (CRZ) extend into the subject area. The CRZ is an area around the trunk with a radius equivalent to 10 times the diameter of the trunk.



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## Proposed development and Tree Protection

The proposed intensification on this site will make tree preservation very difficult. The private trees will likely all have to be removed to facilitate intensive site works.

The locations of **Trees 10-12** were not provided and have been estimated. This report has recommended removal but if the trees and the edge of the proposed parking are located more precisely in the field, opportunities for retention may be discovered.

Due to the location of the retained trees, protective fencing will not be required on the site.

The adjacent wooded area is low and wet – it is not expected this development will have significant impacts on the moisture regime in the area.



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## Tree Planting Recommendations

According to the site plan provided, there appear to be opportunities to plant new trees on site. Large-growing, native species should be prioritized where possible, and the species currently appearing on site and in the surrounding area should be considered priorities for replanting:

White oak - *Quercus alba*\*

Liberty elm - *Ulmus americana 'Libertas'*\*

Red maple – *Acer rubrum*\*

White spruce - *Picea glauca*\*

Other species recommended include:

Tamarack - *Larix laricina*\*

Silver maple - *Acer saccharinum*\*

Poplar species – *Populus spp.*

Willow species – *Salix spp.*

Sycamore – *Platanus occidentalis*

Dogwood species – *Cornus spp.\**

In all cases tree planting must take into consideration the proximity of natural and naturalized spaces: no invasive or aggressively spreading species are to be planted.

## Wildlife Impact

There are wooded areas surrounding this site, but the site itself is currently developed, and it is unlikely further development will greatly impact the movement of wildlife.

## Tree Clearing and Migratory Birds

Following the guidelines under the *Migratory Birds Convention Act, 1994*, removal of vegetation should be avoided during the nesting periods for migratory birds which extends from April 15 to as late as August 15<sup>th</sup>. If tree removal is required during this period, a nesting survey should be completed by a biologist within 5 days of tree removal to confirm that no nests are present.

The undersigned personally inspected the property and issues associated with this report on October 26, 2023. On Behalf of Dendron Forestry Services,

Kevin Myers, MFC, RPF

ISA Certified Arborist®, ON-2907A



## APPENDIX A – Tree Information

Table 1 - Individual tree information

Tree <sup>1,4</sup>	Species	DBH (cm)	Ownership <sup>2</sup>	Tree Condition	Forester recommendation
1	White spruce ( <i>Picea glauca</i> )	10	Subject property	Good	Remove
2	Red maple ( <i>Acer rubrum</i> )	62	Subject property	Poor: large branch attachment wounds with decay extending into stem.	Remove
3	Red maple ( <i>Acer rubrum</i> )	12	Subject property	Poor: fungal bodies where two stems fusing; dead branch at top	Remove
4	Red maple ( <i>Acer rubrum</i> )	14	Subject property	Good	Remove
5	White oak ( <i>Quercus alba</i> )	83	Subject property	Good	Remove
6 <sup>4</sup>	Red maple ( <i>Acer rubrum</i> )	41	Adjacent – 2504 White	Fair/Good: asymmetrical crown; bulge at 2.5m	Retain – no mitigations required – far enough from construction
7 <sup>4</sup>	Red maple ( <i>Acer rubrum</i> )	18, 10	Adjacent – 2504 White	Good/Fair: slight lean and asymmetrical crown into subject property	Retain – no mitigations required – far enough from construction
8 <sup>4</sup>	Poplar ( <i>Populus spp.</i> )	35	Adjacent – 2504 White	Fair/Good: bend at top and slight lean (shaded by Tree 9)	Retain – no mitigations required – far enough from construction
9 <sup>4</sup>	Poplar ( <i>Populus spp.</i> )	57	Adjacent – 2504 White	Good	Retain – no mitigations required – far enough from construction
10 <sup>4</sup>	Red maple ( <i>Acer rubrum</i> )	26, 30, 18	Boundary – 2504 White	Fair	Remove – <b>permission from neighbouring property owner required for removal.</b> Opportunities for retention may become evident when locations are definitively established.
11 <sup>4</sup>	White birch ( <i>Betula papyrifera</i> )	21	Boundary – 2504 White	Fair: crossing branches at top; lean into subject property	Remove – <b>permission from neighbouring property owner</b>



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					<b>required for removal.</b> Opportunities for retention may become evident when locations are definitively established.
<b>12<sup>4</sup></b>	Black walnut ( <i>Juglans nigra</i> )	27	Boundary – 2504 White	Good	Remove – <b>permission from neighbouring property owner required for removal.</b> Opportunities for retention may become evident when locations are definitively established.
<b>13<sup>4</sup></b>	Poplar ( <i>Populus spp.</i> )	20	Adjacent – 2504 White	Good	Retain. Roots encountered during installation of proposed parking are to be cleanly severed by hand.
<b>14<sup>4</sup></b>	Red maple ( <i>Acer rubrum</i> )	48, 48	Subject property	Fair: codominant stems – stems/branches fusing; lightly pruned away from wires	Remove

<sup>1</sup> Please refer to the attached Tree Conservation Report maps for tree and group numbers. Note that these include a tree layer added to the base layers. The maps include only information about the trees and the original base layers are not altered in this process.

<sup>2</sup>Ownership of the tree in this report is based on the information provided and should not be used as a determination of ownership. For ownership disputes, a survey should be relied on. For boundary trees, consent from the adjacent property owner is required for removal as part of the application.

<sup>4</sup>The location of these trees was not provided and has been estimated



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Table 2 – Tree groupings

Group <sup>1</sup>	Species present	Description	Ownership <sup>2</sup>	General Tree Condition	Forester recommendation
G1	Poplar ( <i>Populus spp.</i> )	Stand of young poplars regenerating after the area was cut under hydro wires	Adjacent - 3433 Navan Road	Good	Retain – no mitigations required
G2	Poplar ( <i>Populus spp.</i> )	Four poplar stems – 14, 16, 12, 8	City	Fair/Poor – pruned under wires	Retain – no mitigations required

<sup>1</sup> Please refer to the attached Tree Conservation Report maps for tree and group numbers. Note that these include a tree layer added to the base layers. The maps include only information about the trees and the original base layers are not altered in this process.

<sup>2</sup>Ownership of the tree in this report is based on the information provided and should not be used as a determination of ownership. For ownership disputes, a survey should be relied on. For boundary trees, consent from the adjacent property owner is required for removal as part of the application.



## APPENDIX B – Photographs



**Above: Group 2 - City poplars to be retained.**



**Right: Group 2 - Adjacent poplars.**

**Below right: stem of Tree 2 with decay - private maple to be removed.**





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Above: Tree 5 - private oak to be removed.



Left: Trees 10, 11, and 12 (indicated with arrows, right to left) – boundary trees to be removed.



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Left: Tree 14 - private maple to be removed.

Below: Base and codominant stems of Tree 14





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# APPENDIX C: Assumptions and Limiting Conditions

## Intended Use of the Report

This Report was prepared by Dendron Forestry Services (hereafter “Dendron”) at the request of the Client. The results, observations, interpretations, analysis, recommendations, and conclusions contained within this Report are to be used solely for the purposes outlined within this Report. All other uses are impermissible and unintended, unless specifically stated in writing in the Report.

## Intended User of the Report

This Report was prepared by Dendron for the exclusive use of the Client and may not be used or relied upon by any other party. All other users are unintended and unauthorized, unless specifically stated in writing in the Report.

## Limitations of this Report

This Report is based on the circumstances and on-site conditions as they existed at the time of the site inspection and the information provided by the Client and/or third parties to Dendron. On-site conditions may limit the extent of the on-site inspection(s) conducted by Dendron, including weather events such as rain, flooding, storms, winds, tornados, snowfall, snow cover, hail; obstructions including fencing, dwellings, buildings, sheds, plants, and animals; lack of access to the entire perimeter of the tree due to adjacent properties; the shape of the tree; and accessibility of the tree crown, branches, trunk, or roots for examination.

In the event that information provided by the Client or any third parties, including but not limited to documents, records, site and grading plans, permits, or representations or any site conditions are updated or change following the completion of this Report, this Report is no longer current and valid and cannot be relied upon for the purpose for which it was prepared. Dendron and its agents, assessors, and/or employees are not liable for any damages, injuries, or losses arising from amendments, revisions, or changes to the documents, records, site and grading plans, permits, representations, or other information upon which Dendron relied in preparing this Report.

No assessment of any other trees or plants has been undertaken by Dendron. Dendron and its agents, assessors, and/or employees are not liable for any other trees or plants on or around the subject Property except those expressly identified herein. The results, observations, interpretations, analysis, recommendations, and conclusions contained within this Report apply only to the trees identified herein.

Trees and plants are living organisms and subject to change, damage, and disease, and the results, observations, interpretations, analysis, recommendations, and conclusions as set out in this Report are valid only as at the date any inspections, observations, tests, and analysis took place. No guarantee, warranty, representation, or opinion is offered or made by Dendron as to the length of the validity of the results, observations, interpretations, analysis, recommendations, and conclusions contained within this Report. As a result the Client shall only rely upon this Report as representing the results, observations, interpretations, analysis, recommendations, and conclusions that were made as at the date of such inspections, observations, tests, and analysis. The trees discussed in this Report should be re-assessed periodically and at least within one year of the date of this Report.

## No Opinion regarding ownership of the Tree

This Report was not prepared to make a determination as to ownership of the subject tree(s). Where ownership of the subject tree(s) is identified within this Report, said identification is based on the information provided by the Client and third parties, including surveys, permits, and site and grading plans and may not be relied upon as a guarantee, warranty, or representation of ownership.

## Assumptions

This Report is based on the circumstances and conditions as they existed at the time of the site inspection and the information provided by the Client and/or third parties to Dendron. Where documents, records, site and grading plans, permits, representations, and any other information was provided to Dendron for the purpose of preparing this Report, Dendron assumed that said information was correct and up-to-date and prepared this Report in reliance on that information. Dendron and its agents, assessors, and/or employees, are not responsible for the veracity or accuracy of such information. Dendron and its agents, assessors, or employees are not liable for any damages, injuries, or losses arising from inaccuracies, errors, and/or omissions in the documents, records, site and grading plans, permits, representations, or other information upon which Dendron relied in preparing this Report.

For the purpose of preparing this Report, Dendron and its agents, assessors, and/or employees assumed that the property which is the subject of this Report is in full compliance with all applicable federal, provincial, municipal, and local statutes, regulations, by-laws, guidelines, and other related laws. Dendron and its agents, assessors, and/or employees are not liable for any issues with respect to non-compliance with any of the above-referenced statutes, regulations, bylaws, guidelines, and laws as it may pertain to or affect the property to which this Report applies.

For the purpose of preparing this Report, Dendron and its agents, assessors, and/or employee assumed that there are no hidden or unapparent conditions affecting the results, observations, interpretations, analysis, recommendations, and conclusions contained within this Report.



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### No Publication

The Client acknowledges and agrees that all intellectual property rights and title, including without limitation, all copyright in this Report shall remain solely with Dendron Forestry. Possession of this Report, or a copy thereof, does not entitle the Client or any third party to the right of publication or reproduction of the Report for any purpose save and except where Dendron has given its prior written consent.

Neither all nor any part of the contents of this Report shall be disseminated to the public through advertising, public relations, news, sales, the internet or other media (including, without limitation, television, radio, print or electronic media) without the prior written consent of Dendron Forestry.

### Implementing the Report Recommendations

Dendron and its agents, assessors, and/or employees accept no responsibility for the implementation of any part of this Report unless specifically requested to provide oversight on the implementation of the recommendations. In the event that inspection or supervision of all or part of the implementation of the within recommendations is requested, that request shall be in writing and the details agreed to in writing by both parties.

Dendron and its agents, assessors, and/or employees are not liable for any damages or injuries arising from the manner in which the recommendations in this Report are implemented, including failure to, incorrect, or negligent implementation of the recommendations.

### Further Services

Neither Dendron nor any assessor employed or retained by Dendron for the purpose of preparing or assisting in the preparation of this Report shall be required to provide any further consultation or services to the Client, save and except as already carried out in the preparation of this Report and including, without limitation, to act as an expert witness or witness in any court in any jurisdiction unless the Client has first made specific arrangements with respect to such further services, including, without limitation, providing the payment of the Report's regular hourly billing fees.

### Limits of Liability

In carrying out this Report, Dendron and its agents, assessors, and/or employees have exercised a reasonable standard of care, skill, and diligence as would be customarily and normally provided in carrying out this Report. While reasonable efforts have been made to ensure that the trees recommended for retention are healthy, no guarantees are offered, or implied, that these trees, or all parts of them will remain standing. It is professionally impossible to predict with absolute certainty the behaviour of any single tree or group of trees, or all their component parts, in all given circumstances. Inevitably, a standing tree will always pose some risk. Most trees have the potential to fall, lean, or otherwise pose a danger to property and persons in the event of adverse weather conditions, and this risk can only be eliminated if the tree is removed.

Without limiting the foregoing, no liability is assumed by Dendron for:

- a) any legal description provided with respect to the Property;
- b) issues of title and or ownership respect to the Property;
- c) the accuracy of the Property line locations or boundaries with respect to the Property; and
- d) the accuracy of any other information provided to Dendron by the Client or third parties;
- e) any consequential loss, injury or damages suffered by the Client or any third parties, including but not limited to replacement costs, loss of use, earnings and business interruption; and
- f) the unauthorized distribution of the Report.

The total monetary amount of all claims or causes of action the Client may have as against Dendron Forestry, including but not limited to claims for negligence, negligent misrepresentation, and breach of contract, shall be strictly limited solely to the total amount of fees paid by the Client to Dendron Forestry pursuant to the Contract for Services dated November 14, 2024, for which this Assessment was carried out.

Further, under no circumstance may any claims be initiated or commenced by the Client against Dendron or any of its directors, officers, employees, contractors, agents, assessors, or Assessors, in contract or in tort, more than 12 months after the date of this Report.

### No Third Party Liability

This Report was prepared by Dendron exclusively for the Client for the purpose set out in the Report. Any use which a third party makes of this Report, or any reliance on or decisions a third party may make based upon this Report, are made at the sole risk of any such third parties. Dendron Forestry accepts no responsibility for any damages or loss suffered by any third party or by the Client as a result of decisions made or actions based upon the unauthorized use or reliance of this Report by any such party.

### General

Any plans and/or illustrations in this Report are included only to help the Client visualize the issues in this Report and shall not be relied upon for any other purpose. This report is best viewed in colour. Any copies printed in black and white may make some details difficult to properly understand. Dendron accepts no liability for misunderstandings due to a black and white copy of the report.

Notwithstanding any of the above, nothing in this Report is taken to absolve the Client of the responsibility of obtaining a new Report in the event that the circumstances of the tree change.

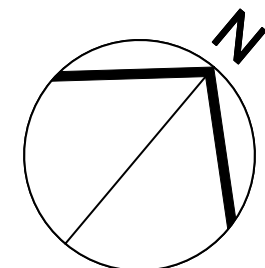
**Note:** the tree layer has been added to the original base layer supplied by the client in pdf format. This layer refers to the trees only, and the original base has not been altered in the process, although it may be cropped. Refer to the original plan for details as quality is lost when importing the plan into the software used to create the tree layer.  
**Base Layer:** Survey by Farley, Smith & Denis Surveying Ltd., dated September 9, 2024

TCR - 6408 Renaud Road Map #1 - Existing Vegetation		
Date	Revision	Prepared By
06/12/2024	Version 1	KM



Tree <sup>1,4</sup>	Species	DBH (cm)	Ownership <sup>2</sup>	Tree Condition
1	White spruce ( <i>Picea glauca</i> )	10	Subject property	Good
2	Red maple ( <i>Acer rubrum</i> )	62	Subject property	Poor: large branch attachment wounds with decay extending into stem.
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9 <sup>4</sup>	Poplar ( <i>Populus spp.</i> )	57	Adjacent - 2504 White	Good
10 <sup>4</sup>	Red maple ( <i>Acer rubrum</i> )	26, 30, 18	Boundary - 2504 White	Fair
11 <sup>4</sup>	White birch ( <i>Betula papyrifera</i> )	21	Boundary - 2504 White	Fair: crossing branches at top; lean into subject property
12 <sup>4</sup>	Black walnut ( <i>Juglans nigra</i> )	27	Boundary - 2504 White	Good
13 <sup>4</sup>	Poplar ( <i>Populus spp.</i> )	20	Adjacent - 2504 White	Good
14 <sup>4</sup>	Red maple ( <i>Acer rubrum</i> )	48, 48	Subject property	Fair: codominant stems - stems/branches fusing; lightly pruned away from wires

Group <sup>1</sup>	Species present	Description	Ownership <sup>2</sup>	General Tree Condition
G1	Poplar ( <i>Populus spp.</i> )	Stand of young poplars regenerating after the area was cut under hydro wires	Adjacent - 3433 Navan Road	Good
G2	Poplar ( <i>Populus spp.</i> )	Four poplar stems - 14, 16, 12, 8	City	Fair/Poor - pruned under wires



**Legend**

-  Critical Root Zone (as defined in By-Law 2020-340)
-  Private Tree
-  Tree either fully or partly on adjacent property
-  Tree either fully or partly on city property

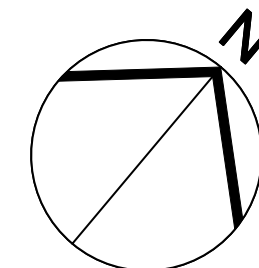
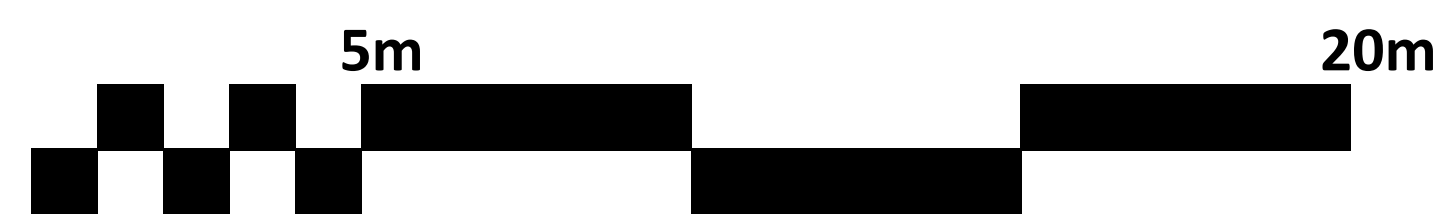
**Note:** the tree layer has been added to the original base layer supplied by the client in pdf format. This layer refers to the trees only, and the original base has not been altered in the process, although it may be cropped. Refer to the original plan for details as quality is lost when importing the plan into the software used to create the tree layer.  
**Base Layer:** Site plan by Modulink Planning and Design, dated November 13, 2024

TCR – 6408 Renaud Road Map #2 – Proposed development		
Date	Version	Prepared By
06/12/2024	1	KM



Tree <sup>1,4</sup>	Species	DBH (cm)	Ownership <sup>2</sup>	Tree Condition	Forester recommendation
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11 <sup>4</sup>	White birch ( <i>Betula papyrifera</i> )	21	Boundary – 2504 White	Fair: crossing branches at top; lean into subject property	Remove – <b>permission from neighbouring property owner required for removal.</b> Opportunities for retention may become evident when locations are definitively established.
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**Legend**

-  Critical Root Zone (as defined in By-Law 2020-340)
-  Private Tree
-  Tree either fully or partly on adjacent property
-  Tree either fully or partly on city property